

**Town of Los Gatos**  
**Building Division**

110 E. Main St., Los Gatos, CA 95030  
(408) 354-6876 OR (408) 399-5711  
[www.losgatosca.gov](http://www.losgatosca.gov)

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**Kitchen & Bathroom  
Non-Structural Remodel  
Over the Counter  
Permit Requirements**

**General Information**

Any exterior change (i.e., windows, doors) requires Planning Department approval and if you are located in a homeowner's association, a letter from the HOA specifying the work that is approved is required prior to issuance. If plumbing fixtures are increasing and moving, a certificate from West Valley Sanitation District will be required.

**We are using the 2001 California Building, Mechanical, and Plumbing Codes, 2004 CEC Electrical Code, and 2005 Energy Codes. Provide three (3) sets of drawings (11x17 minimum; 24x36 maximum) to include the following:**

**Bathroom Remodel**

- ◆ Bathroom receptacle outlets shall be supplied by at least one 20 amp branch circuit. Such circuits shall have no other outlets.
- ◆ All electrical receptacles shall be GFCI protected.
- ◆ Lighting in bathrooms, garages, laundry rooms and/or utility rooms must be high efficacy, or must be controlled by a manual-on occupancy sensor.
- ◆ Toilet clearance - 24" in front of toilet and 15" on each side.
- ◆ Skylights - operable skylights need to be 10-feet from plumbing vents or 3-feet below the vent termination. Provide ICBO Evaluation Report Number.
- ◆ Shower compartment must have a finished interior no less than 1024 square inches and shall encompass a minimum thirty-inch circle.
- ◆ Shower and tub/shower shall have a smooth, hard, non absorbent surface (i.e., ceramic tile or fiberglass) over a moisture resistant underlayment (e.g. W.R. Gyp.) to a height of 70-inches above the drain inlet.
- ◆ Pressure balanced or thermostatic mixing valve required for shower and shower tub combinations.
- ◆ Safety glazing is required on windows within tub or shower area when the bottom exposed edge of the glazing is less than 60 inches above a standing surface and drain inlet.
- ◆ Ventilation required either through natural means (operable window) or by mechanical ventilation (i.e., exhaust fan).

**Kitchen Remodel**

- ◆ Two (2) 20 amp dedicated circuits for counter receptacles.
- ◆ Every counter space 12" or wider shall have an appliance receptacle. Counter receptacles installed every 4 feet on center, such that there is no more than 24" to a receptacle. No equipment can be connected to the counter circuits.
- ◆ All counter receptacles must be GFCI protected.
- ◆ Islands/peninsulas greater than 12" x 24" must have at least one GFCI electrical outlet.
- ◆ Complete 2005 CEC Residential Kitchen Lighting Worksheet (WS-5R on reverse side). At least **half** the installed wattage of luminaries in kitchens shall be high efficacy and the ones that are not must be switched separately.
- ◆ Electric oven and range require separate circuits.
- ◆ Garage to kitchen openings - 5/8" Type X sheetrock on garage side - Door to garage required to be a minimum 1-3/8" solid core or 20 minuted rated, self closing/self latching door.
- ◆ Skylights - operable skylights must be 10 feet from plumbing vents or three feet below the vent termination. Provide ICBO Evaluation Report Number.

**NOTE:** No materials or containers (including debris boxes) are allowed to be stored in the public-right-of-way without first obtaining a permit to do so from the Engineering Division of the Public Works Department. Call (408) 399-5771 for requirements and fees